

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R39010

WAL MART

Property Information

property address: 725 S TEXAS AVE

legal description: RICHARD CARTER & ZENO PHILLIPS, BLK 7, LOT 1.3 (TR-22), ACRES 21.07; TEJAS
CENTER EAST

owner name/address: TEJAS CENTER, LTD

1700 GEORGE BUSH DR E

COLLEGE STATION, TX 77840-3302

full business name: n/a

land use category: Comm-Retail

type of business:

current zoning: C2

occupancy status: Vacant

lot area (square feet): 917,681

frontage along Texas Avenue (feet): 348.42

lot depth (feet): 1355.42

sq. footage of building: 219,428

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 16 # of stories: 1

type of buildings (specify): brick

building/site condition: 4 (1 - vacant?)

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1972

accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☒ yes ☐ no

other improvements: ☐ yes ☒ no (specify)

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☐ abandoned ☒ in-use

of signs: 2 type/material of sign: E/N; metal

overall condition (specify): good (E/N is not in use; metal for lease sign)

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

of available off-street spaces: 454

lot type: ☒ asphalt ☒ concrete ☐ other

space sizes:

sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☒ no:

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no

if yes, which ones: _____

meet adjacent separation requirements: ☒ yes ☐ no

meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☒ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no

are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one)

residential use

residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
